

W44

DATE: May 21, 2001

GENERAL INFORMATION:

SURROUNDING LAND USE AND ZONING: Agricultural land in AG zoning on all sides (Seward County zoning to the west). Scattered single family dwellings in the area. I-80 abutting along the south.

COMPREHENSIVE PLAN SPECIFICATIONS: This area is shown as Agricultural in the Comprehensive Plan Land Use Plan. The Agricultural District allows recreational uses by special permit.

HISTORY: Changed from AA Rural and Public Use to AG Agriculture with the adoption of the 1979 Zoning Update. This applicant had previously applied for an identical special on this parcel of land (County Special Permit #169) in 1999. The County Board denied this request, primarily on the bases of neighbors concerns about adequate ground water and a lack of substantiation by the applicant that there was an adequate groundwater supply.

SPECIFIC INFORMATION:

UTILITIES: There are no sewer or water facilities available. No water district at this location. Well water is proposed.

TOPOGRAPHY: The property is rolling, draining to the south and east.

TRAFFIC ANALYSIS: NW 140 is a county gravel road that dead ends at the Interstate. Holdrege is a gravel county road. I-80 abuts along the south and is accessible via the Crete interchange one mile west in Seward county. NW 126th Street is paved, one mile to the east of this application, and connects to West O street .

PUBLIC SERVICE: This area is served by Malcolm Rural Fire District. This is in the Malcolm School District #143 and partially in Seward School District # 5. This is in the Norris Public Power service area.

REGIONAL ISSUES: Gravel roads and groundwater supply.

ENVIRONMENTAL CONCERNS:

1. There are no historic resources identified at this site.
2. A 54 acre parcel of Native seeding grass land is identified in the NW 1/4 of section 19.
3. The soil rating is 6.3 on the north side and 5.4 on the south side, 5.6 overall, on a scale of 1 to 10 where 1-4 are prime ag land. This is not prime land.
4. There are flood plain and wetlands on this site. A Corps of Engineers fill permit has been acquired.
5. The neighbors have previously raised concerns about the quantity and quality of the ground water to be used for this use. This is an area of the County where salt water intrusion into wells is a hazard.

AESTHETIC CONSIDERATIONS: Highly visible from the Interstate.

ALTERNATIVE USES: This area could continue as pasture, horse ranch, agriculture, or a “cluster” acreage residential development.

ANALYSIS:

1. This application proposes an 18 hole golf course, 27,500 square foot clubhouse with a restaurant, 6,300 square foot maintenance building and non illuminated driving range.
2. Two wells exist, a residential well with a flow rate of 12 GPM and an irrigation well with a flow rate of 400 GPM.
3. The facility is proposed to be served by individual wells and septic system. The water report notes four wells, one of 550 gpm, one of 350 gpm and two at 12 gpm. Water quality appears poor in hardness, alkalinity, chlorides, and sulfate.
4. The site plan shows a 27,000 square foot building for the clubhouse/restaurant and a parking area noted for 277 stalls, including 8 handicap.
5. The parking standards (Lincoln is the guide) require the following:

2 stalls per hole on the golf course	36 stalls
22,000 square foot club house (@ 1/300)	74 stalls
5,000 square foot restaurant (@ 1/100)	50 stalls
no requirement for the driving range	_____
Total required parking	160 stalls

6. The golf course appears to be designed to take advantage of the natural terrain and features, ponds, flood plain and wetland. An existing 54 acre native seeded grassland should be identified and integrated into the design.
7. The golf course has a driving range which is proposed to be non-illuminated. The parking lot is not noted for lighting. This is a remote “dark area” and the best lighting standards should apply to minimize light intrusion.
8. Local access to the golf course will be via West Holdrege and N.W. 140th St, which are gravel county roads.
9. The County Engineers letter of May 4th requires;

- 1) Acquire 50' right-of-way on West Holdrege Street from NW 126th St. to NW 140th Street,
- 2) Prepare Engineering Design Plans for grading and paving of West Holdrege St. and NW 140th St. and submit for approval by this office,
- 3) Applicant shall be responsible for reconstruction and paving of West Holdrege St. from NW 126th to NW 140th St. from West Holdrege St. to the clubhouse entrance.
- 4) The cart tunnel design and associated costs to be the responsibility of the applicant, and design to be submitted for approval of this office.
- 5) Any and all changes and /or improvements to NW 140th St, must also be coordinated for approvals with Seward County.
- 6) Access to West Holdrege St. shall be relinquished except for the maintenance facility drive. Access to NW 140th St. shall be relinquished except for the clubhouse drive.
- 7) All golf course improvements shall be outside the 50' right-of-way line.

10. The Health department notes that;

A lagoon is needed and joint approval is required from the Nebraska Department of Environmental Quality and the Lincoln Lancaster County Health Department.

Public water supply will require joint approval by the Nebraska Department of Environmental Quality and the Lincoln Lancaster County Health Department. Use of the wells for irrigation may have a detrimental effect on the groundwater available to the surrounding neighboring properties.

11. Water and chemical use by the golf course could have a detrimental effect on the area and thus the golf course should be designed and operated in accordance with the criteria outlined in the "Environmentally Friendly Golf Course Manual".
12. All grading should follow the Best Management Practices of the Lower Platte South NRD.

13. The applicant has received permit #33 from the State Department of Water Resources to conduct water from a well via a tributary for irrigation (138 acre feet/ 45 million gallons).
14. The State Department of Natural Resources has issued Permits # A-17823m 17824, 17825, 17826, and 17827 for impoundment of water for irrigation.
15. The Corps of Engineers has approved a nationwide #26 permit for fill and wetland alteration (in 1999 and again in November 2000).
16. Parks Department notes that Australian Pine and Ponderosa Pine should not be used due to serious disease problems. Scotch Pine should only be used if irrigated.
17. The Building and Safety Department note concerns on the flood plain boundary and the code review of the buildings.

STAFF CONCLUSION: A golf course and associated facilities can be an appropriate land use at this location if the ground water, traffic impacts, remoteness, health and environmental concerns can be adequately addressed. ***However***, the potential impact on groundwater, which was a major concern of neighbors in 1999, has not been addressed. Nor has additional information been provided.

STAFF RECOMMENDATION:

Denial

If, after public hearing, the Planning Commission votes to approve this request, the following conditions are suggested by staff.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the County Board's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the site plan to show:
 - 1.1.1 Add a note that the golf course will be designed and operated in accordance with the criteria outlined in the Environmentally Friendly Golf Course Manual.

- 1.1.2 Show the flood boundary and grading elevations as required by Building and Safety Department.
- 1.1.3 Note that the “target green” is not illuminated.
- 1.1.4 Provide a Drainage and Improvements plan which clearly shows the 100 year FEMA flood boundary, wetlands, and grading and notes the wetlands to be preserved and that sediment and erosion control will be in accordance with the Lower Platte South NRD Manual of Erosion and Sediment Control and Storm water Management Standards.
- 1.1.5 Provide a Landscape Plan that clearly shows the native grasses, the tree species to be planted , the tree masses to be preserved and removed and that replaces the Pines as suggested by the Parks Department.
- 1.1.6 Show dimensioned building envelopes for the clubhouse and maintenance building.
- 1.1.7 Flood plain permits may be required, or FEMA map revisions.
- 1.2 Make the following corrections requested by the County Engineer in his letter of May 4, 2001.
 - 1) Acquire 50' right-of-way on West Holdrege Street from NW 126th St. to NW 140th Street,
 - 2) Prepare Engineering Design Plans for grading and paving of West Holdrege St. and NW 140th St. and submit for approval by this office,
 - 3) Applicant shall be responsible for reconstruction and paving of West Holdrege St. from NW 126th to NW 140th St. from West Holdrege St. to the clubhouse entrance.
 - 4) The cart tunnel design and associated costs to be the responsibility of the applicant, and design to be submitted for approval of this office.
 - 5) Any and all changes and /or improvements to NW 140th St, must also be coordinated for approvals with Seward County.

6) Access to West Holdrege St. shall be relinquished except for the maintenance facility drive. Access to NW 140th St. shall be relinquished except for the clubhouse drive.

7) All golf course improvements shall be outside the 50' right-of-way line.

2. This approval permits an 18 hole golf course and 27,000 square foot club house/restaurant and a 6,300 square foot maintenance building.

General:

3. Before receiving building permits:
- 3.1 The permittee is to submit six copies of the approved final site plan as approved by the County Board.
 - 3.2 The construction plans are to comply with the approved plans.
 - 3.3 The County Engineer has approved and accepted the improvements to NW 140th street and W. Holdrege Street.
 - 3.4 The Seward County Engineer has approved and accepted the improvements to NW156th Street and W. Holdrege Street.

STANDARD CONDITIONS:

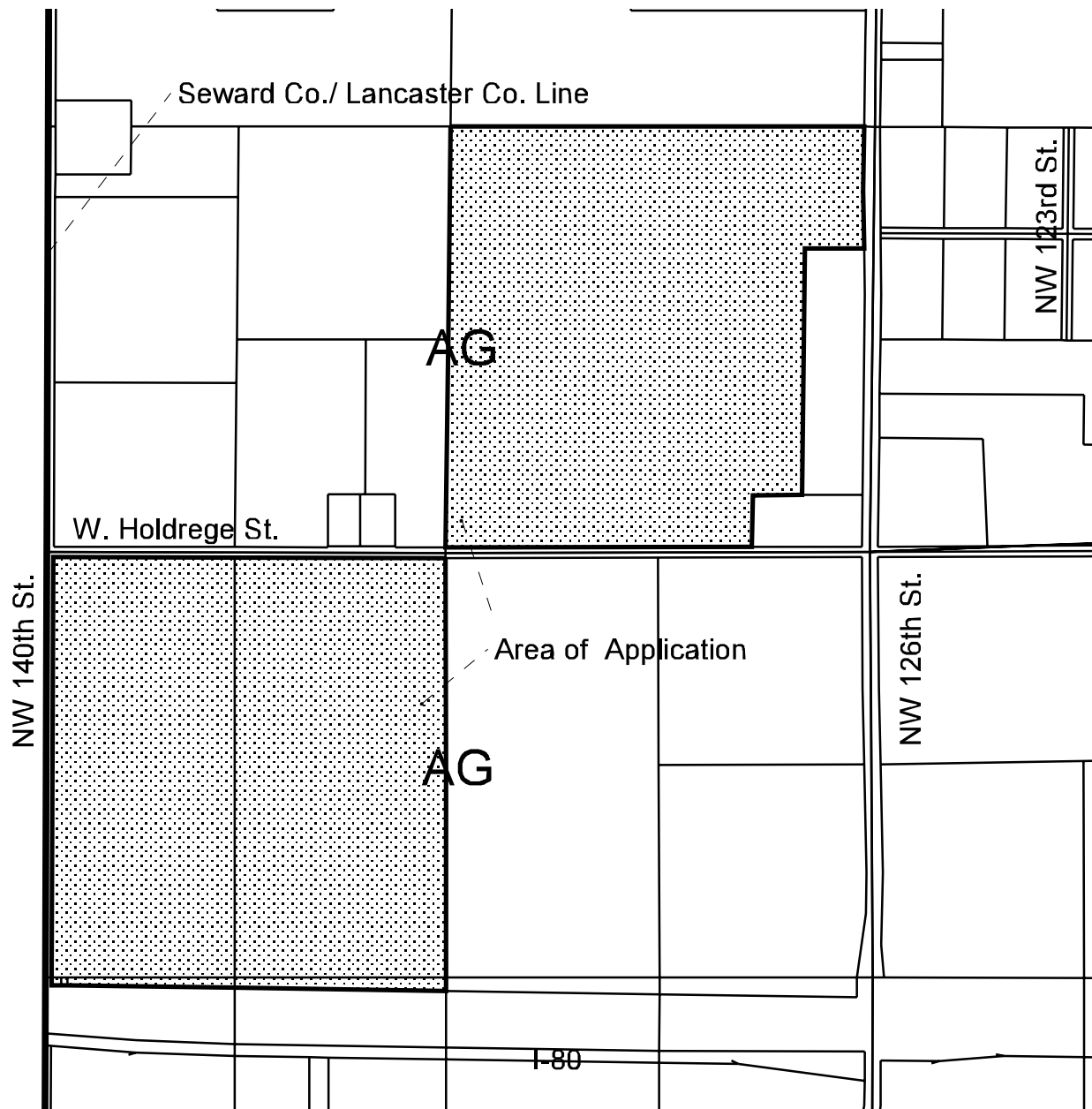
4. The following conditions are applicable to all requests:
- 4.1 Before occupying this golf course/club house and restaurant all development and construction is to comply with the approved plans.
 - 4.2 Before occupying this golf course and clubhouse/restaurant, City/County Health Department is to approve the water and waste water systems.
 - 4.3 All privately-owned improvements, including lighting, landscaping and recreational facilities, are to be permanently maintained by the owner.
 - 4.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

- 4.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.6 The County Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

Prepared by:

Michael DeKalb, AICP
Planner

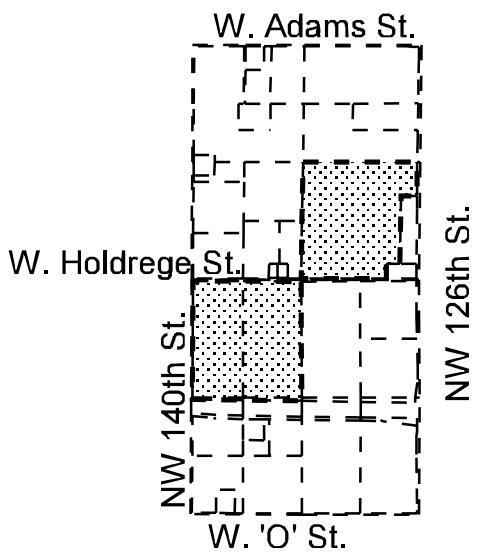
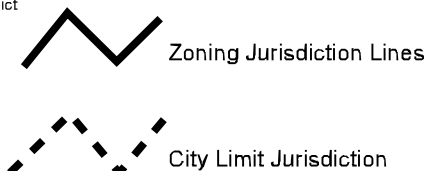
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County Special Permit #186 **NW 140th & W Holdrege St.** **Diamond Head Ranch Golf Course**

Zoning: Two Square Miles
 Sec. 18 T10N R5E
 19 T10N R5E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District





County Special Permit #186
NW 140th & W Holdrege St.
Diamond Head Ranch Golf Course



Sheet _____ of _____

Date: _____

Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

KEY TO SYMBOLS



EXISTING TOPOGRAPHY



GRADING AND PROPOSED ELEVATIONS
FOR GOLF COURSE FEATURES



CENTERLINE OF GOLF HOLE WITH STAKES
IN THE FIELD AT KEY POINTS



TEE COMPLEX WITH STAKE IN THE FIELD



LANDING AREA IN FAIRWAY WITH STAKE



GREEN COMPLEX WITH STAKE



MOUND WITH PROPOSED ELEVATION



SAND BUNKER WITH 4 INCH DIAMETER
DRAIN LINE



GRASS HOLLOW WITH 6 INCH DIAMETER
DRAIN LINE AND INLET



STORM DRAIN PIPE OF 12 INCH DIAMETER
OR LARGER WITH END SECTION



DRAIN LINE OF 10 INCH DIAMETER OR
LESS WITH INLET



EXISTING POND OR STREAM



POND WITH LITTORAL SHELF



STREAM WITH STONE WATERFALL



BRIDGE OR CROSSING



LOCATION FOR GOLF CAR PATH



EXISTING TREES OR TREELINE



LIMIT OF TREE CLEARING

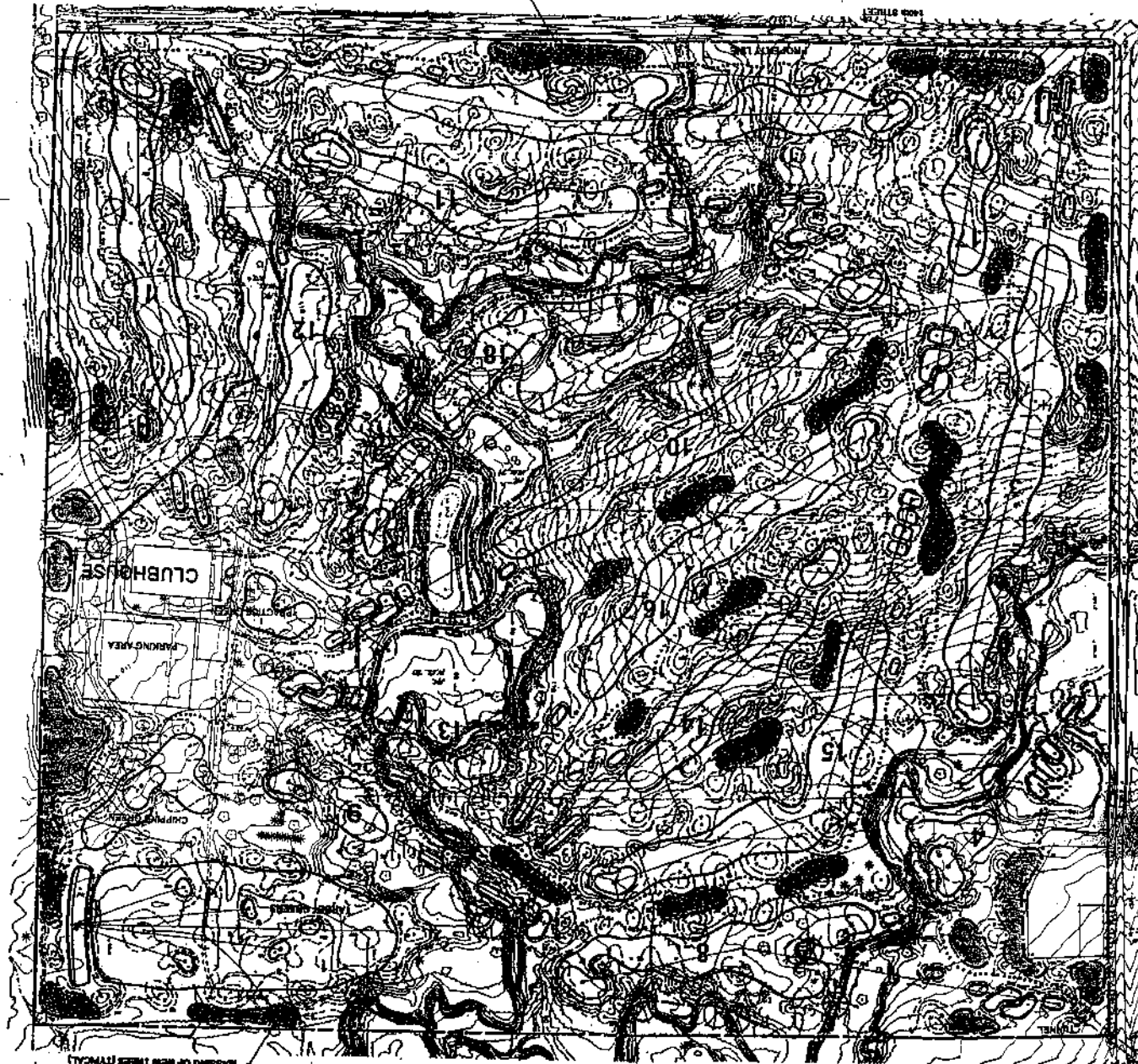


INDIVIDUAL TREES TO REMAIN AND BE
PROTECTED FROM DISTURBANCE



STONE WALL

RECOMMENDED PLANT MATERIALS LIST		
LARGE DECIDUOUS TREES	MEDIUM DECIDUOUS TREES	EVERGREEN TREES
Ash (fraxinus)	Alder (alnus)	Cedar (juniperus)
Cottonwood (populus)	Hackberry (celtis)	Pine (pinus)
Hickory (carya)	Honey - locust (gleditsia)	
Maple (acer)	Maple (acer)	
Oak (quercus)	Redbud (cercis)	
Willow (salix)	Serviceberry (amelanchier)	
	Silverbell (halesia)	



KEY TO SYMBOLS

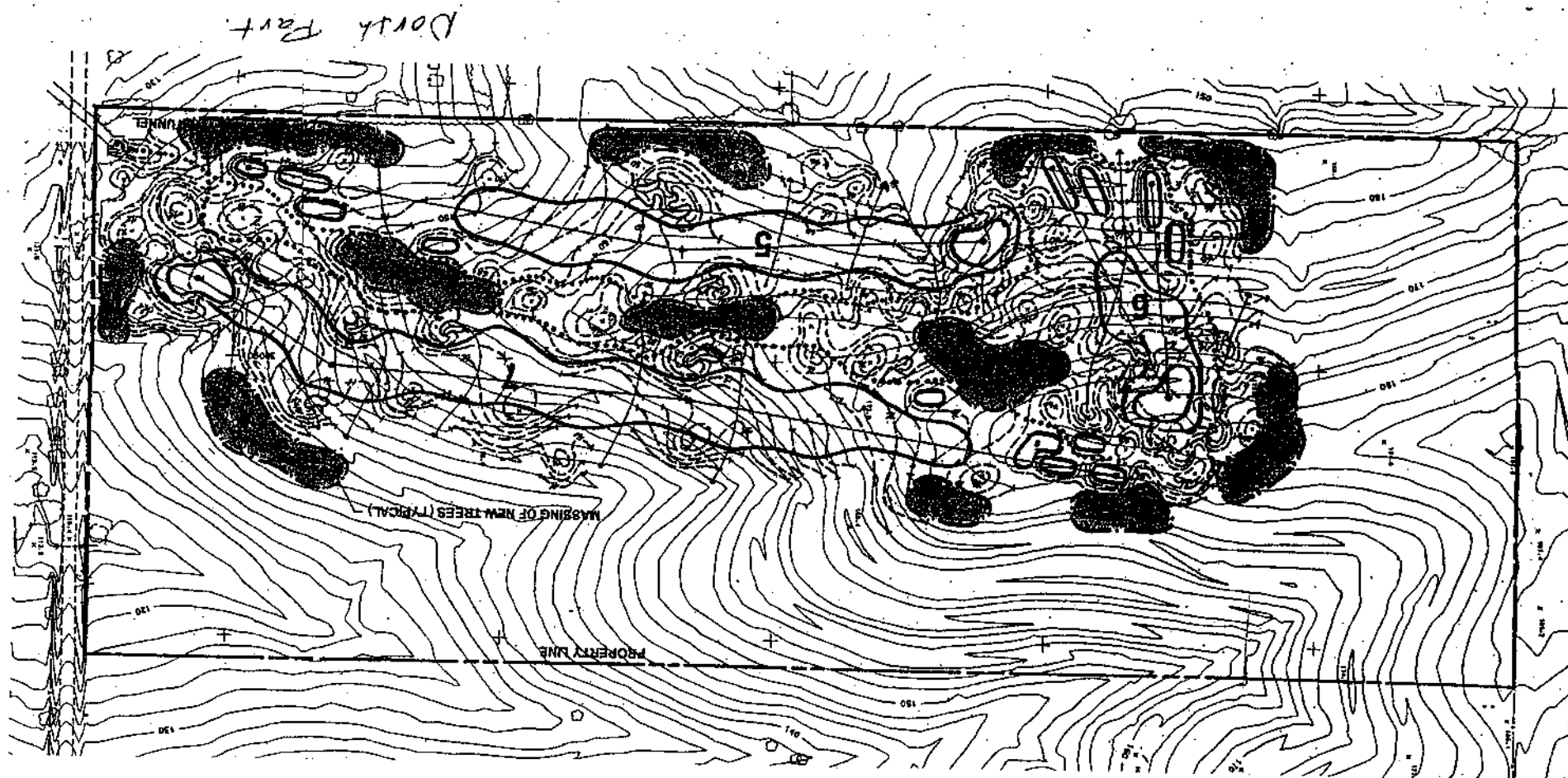
- EXISTING TOPOGRAPHY
- GRADING AND PROPOSED ELEVATIONS FOR GOLF COURSE FEATURES
- CENTERLINE OF GOLF HOLE WITH STAKES IN THE FIELD AT KEY POINTS
- TEE COMPLEX WITH STAKE IN THE FIELD
- LANDING AREA BY FERRYWAY WITH STAKE
- GREEN COMPLEX WITH STAKE
- MOUND WITH PROPOSED ELEVATION
- BAND BUNKER WITH 4 INCH DIAMETER DRAIN LINE
- GRASS HOLLOW WITH 6 INCH DIAMETER DRAIN LINE AND INLET
- STORM DRAIN PIPE OF 12 INCH DIAMETER OR LARGER WITH END SECTION
- DRAIN LINE OF 18 INCH DIAMETER OR LESS WITH INLET
- EXISTING POND OR STREAM
- POND WITH LITTORAL SHELVE
- STREAM WITH STONE WATERFALL
- BRIDGE OR CROSSING
- LOCATION FOR GOLF CAR PATH
- EXISTING TREES OR TREELINE
- LIMIT OF TREE CLEARING
- INDIVIDUAL TREES TO REMAIN AND BE PROTECTED FROM DISTURBANCE
- STONE WALL

DIAMOND HEAD GOLF CLUB
LINCOLN, NEBRASKA

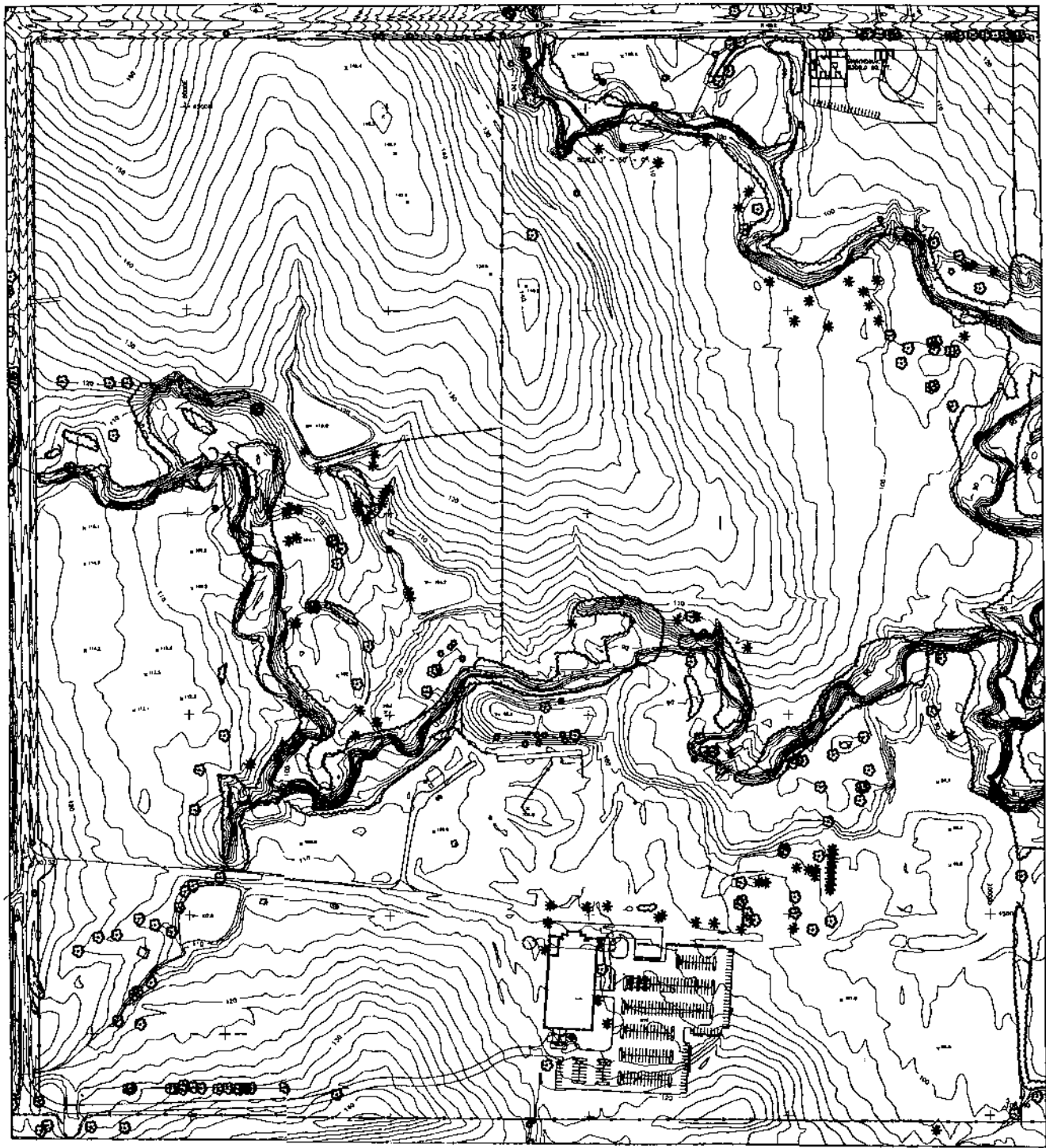
County Special Permit #186
NW 140th & W Holdrege St.
Diamond Head Ranch Golf Course

South Part

NORTH



County Special Permit #186
NW 140th & W Holdrege St.
Diamond Head Ranch Golf Course



M. J. HARDEN ASSOCIATES, INC.
KANSAS CITY, MO.

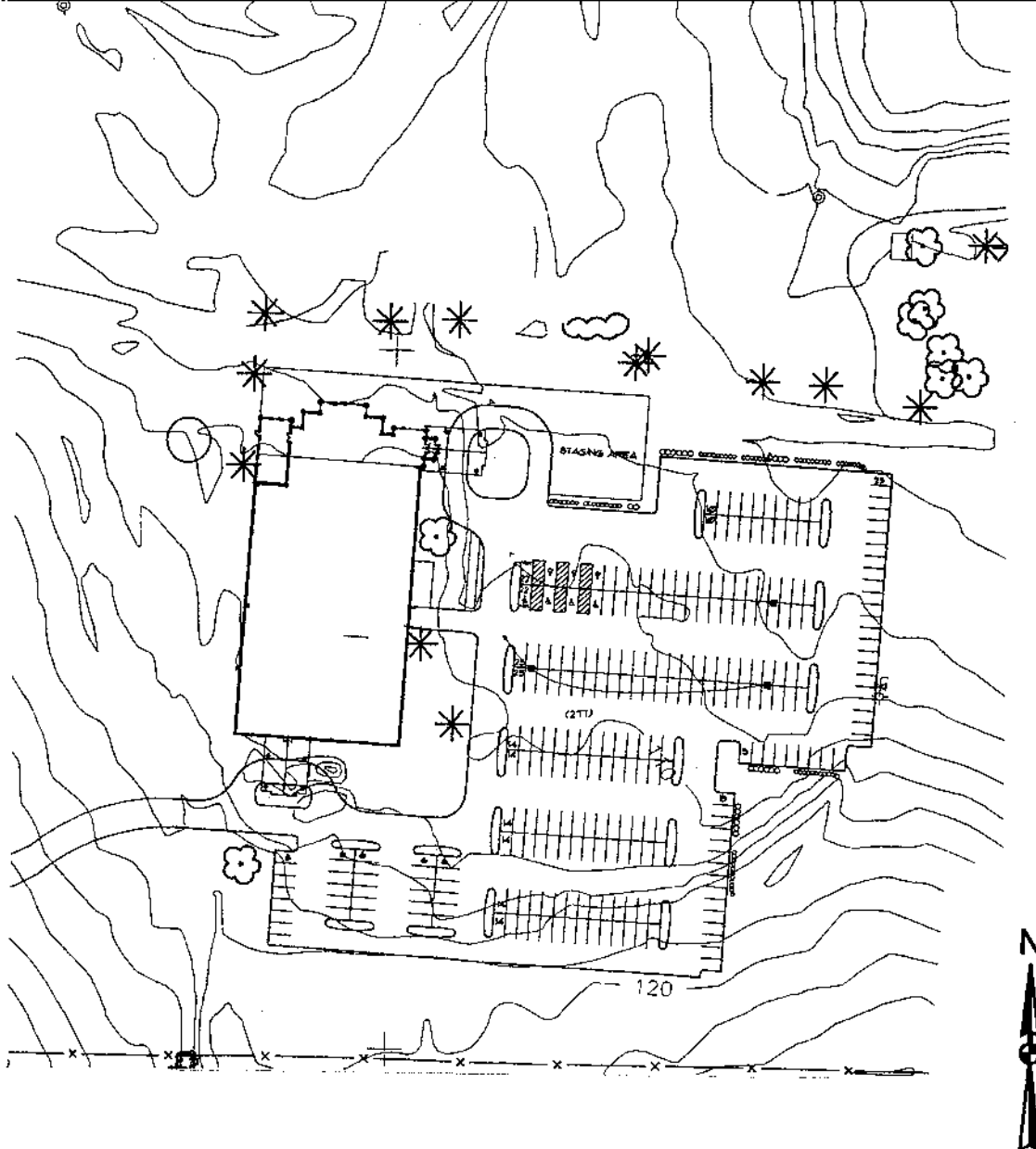
Diamond Head Ranch, INC.
SCALE: 1"=100'
2" CONTINGENT WITHDRAWAL
DATE OF PHOTOGRAPHY 12-1-1988
444 222-000

SITE PLAN

SCALE: 1" = 300'



County Special Permit #186
NW 140th & W Holdrege St.
Diamond Head Ranch Golf Course



DIAMOND HEAD

900 NW 140TH STREET
LINCOLN, NEBRASKA

JOB NO.: 99-0616

Hutchinson Design
P.C.

A R C H I T E C T S



SHEET

DATE: REV: PRINTED:

ENTRY ROAD &
PARKING LAYOUT

Hutchinson Design, P.C.

5815 S. 58th, Suite C-2

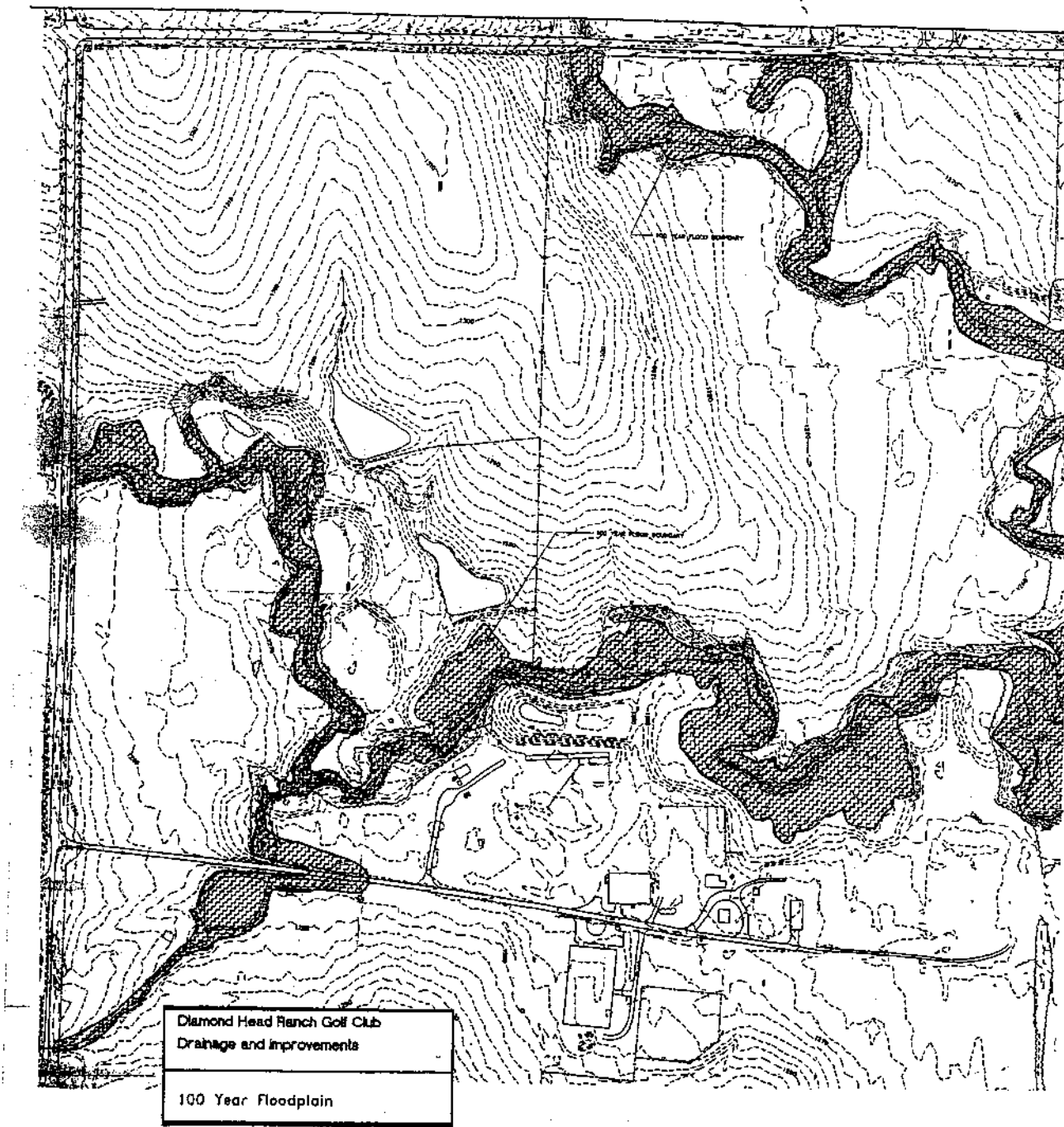
Lincoln, Nebraska 68516

Phone: (402) 421-1502

Fax: (402) 421-7835

E-mail: hutch@inetnebr.com COPYRIGHT 1999

County Special Permit #186
NW 140th & W Holdrege St.
Diamond Head Ranch Golf Course



County Special Permit #186
NW 140th & W Holdrege St.
Diamond Head Ranch Golf Course

South Portion

BOUNDARY SURVEY DIAMOND HEAD RANCH NW 140th STREET & W. HOLDREGE STREET LANCASTER COUNTY, NEBRASKA

LEGAL DESCRIPTION

THE WEST HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER AND LOTS 1, 9 AND 10 BURESSMAN TRACT, LOCATED IN THE SOUTHWEST QUARTER, ALL IN SECTION 19, TOWNSHIP 10 NORTH, RANGE 5 EAST OF THE 9th P.M., LANCASTER COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

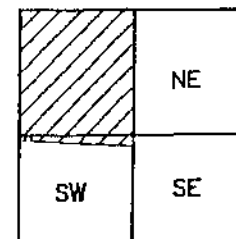
I, THE UNDERSIGNED, A DULY REGISTERED LAND SURVEYOR IN AND FOR THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT I CAUSED A SURVEY TO BE MADE OF THE FOREGOING DESCRIBED PROPERTY, AND THAT THE RESULTS OF SAID SURVEY ARE TRULY AND ACCURATELY DEPICTED HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN TESTIMONY WHEREOF I HAVE SIGNED AND SEAL THIS 21st DAY OF SEPTEMBER, 1998.

Billy Joe Kern
BILLY JOE KERN, L.S. 483



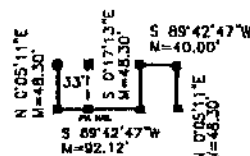
SECTION 19-10-5 LOCATION SKETCH



LEGEND

- = PLATTED DISTANCE
- - - = MEASURED DISTANCE
- = FOUND MONUMENT AS NOTED
- = SET MONUMENT 7/5 REBAR & CAP

SW CORNER DETAIL NOT TO SCALE

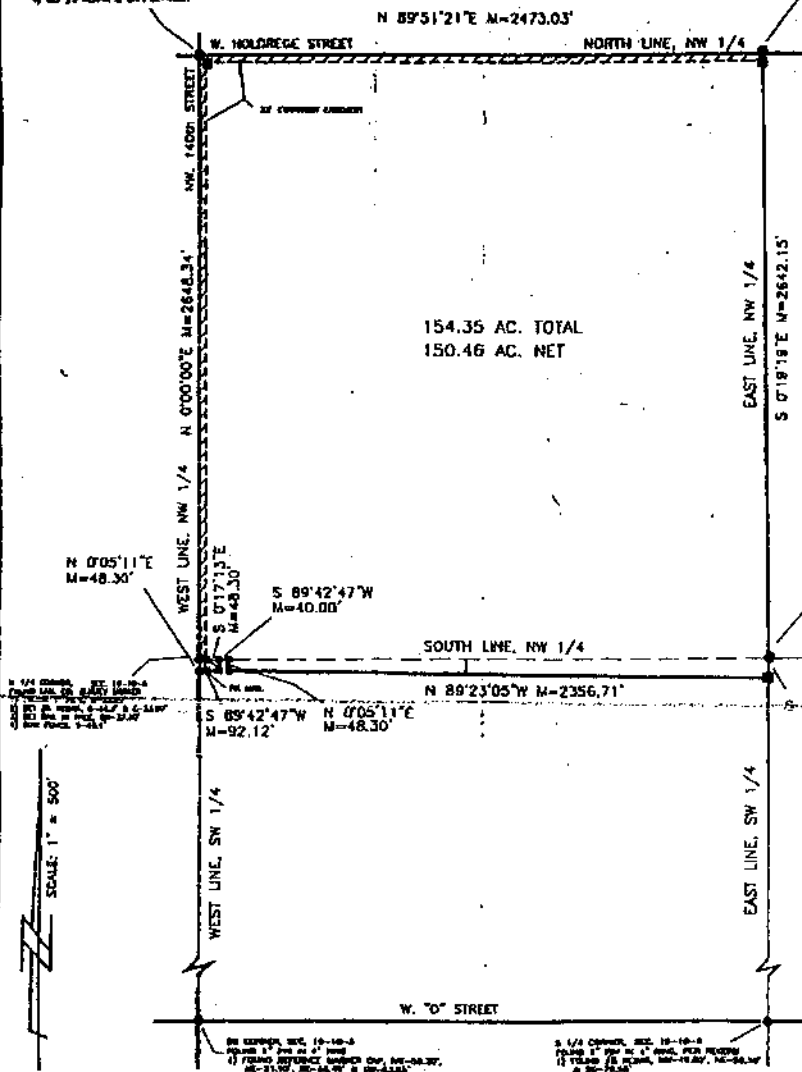


NO CORNER BY SEC. 19-10-5
FOUND LAP. CO. SURVEY MARKER
1) FOUND LAP. CO. SURVEY MARKER
2) FOUND 1" PINE, 10" DIA., 10" DIA.
3) FOUND 1" PINE, 10" DIA., 10" DIA.
4) SET 7/5 REBAR & CAP, 10" DIA.

N 1/4 CORNER, SEC. 19-10-5
FOUND LAP. CO. SURVEY MARKER
1) FOUND 1" PINE, 10" DIA., 10" DIA.
2) SET 7/5 REBAR & CAP, 10" DIA.
3) FOUND 1" PINE, 10" DIA., 10" DIA.
4) SET 7/5 REBAR & CAP, 10" DIA.

C 1/4 CORNER, SEC. 19-10-5
FOUND STONE, 10" DIA., 10" DIA.
1) SET 7/5 REBAR & CAP, 10" DIA.
2) SET 7/5 REBAR & CAP, 10" DIA.
3) SET 7/5 REBAR & CAP, 10" DIA.
4) SET 7/5 REBAR & CAP, 10" DIA.

E 1/4 CORNER, SEC. 19-10-5
FOUND LAP. CO. SURVEY MARKER
1) FOUND 1" PINE, 10" DIA., 10" DIA.
2) FOUND 1" PINE, 10" DIA., 10" DIA.
3) FOUND 1" PINE, 10" DIA., 10" DIA.
4) SET 7/5 REBAR & CAP, 10" DIA.



PROJ. 888064
BOOK-88 PAGE 147

K & M INC.
LAND SURVEYING

540 W. INDUSTRIAL LAKE DR. (E)
LINCOLN, NE 68528
(402) 478-3050
(402) 478-3138

1232 High Street, Suite 3
Lincoln, NE 68502
(402) 441-5790
Fax No: (402) 441-5791

Angerson

**Community Land
Surveying**

North Portion

**Legal Description
Diamond Head Ranch Property
Job No: 10607**

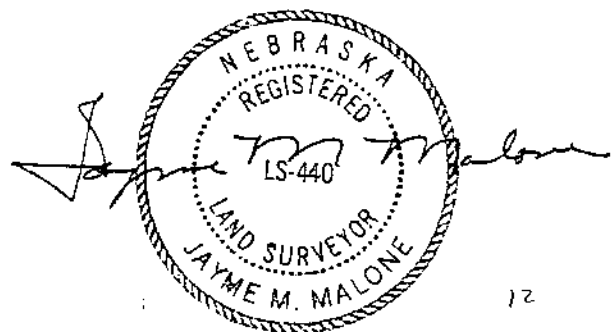
Legal Description:

That part of Lot 30 of Irregular tract, located in the Southeast Quarter of Section 18, Township 10 North, Range 5 East, of the 6th Principal Meridian, Lancaster County, Nebraska and being more particularly described as follows:

For the purposes of this legal description the West line of the Southeast Quarter of Section 18, has an assumed bearing of N 00°01'42" E.

Beginning at the South Quarter corner of said Section 18; thence northerly N 00°01'42" E, on the West line of the Southeast Quarter of Section 18, 2652.89 feet, to the Center of Section 18; thence easterly N 89°21'45" E, on the North line of the Southeast Quarter of Section 18, 985.87 feet; thence southerly S 00°02'04" W, 2650.34 feet, to a point of intersection on the South line of the Southeast Quarter of Section 18; thence westerly S 89°12'52" W, on the South line of the Southeast Quarter of Section 18, 985.62 feet, to the South Quarter of Section 18, also being the true point of beginning.

Containing a total calculated area of 60.000 acres, more or less. Subject to all easements, restrictions, and reservations of record.



CLSE
COMMUNITY LAND
SURVEYING

OFFICIAL SURVEY RECORD

LINCOLN OFFICE
1232 HIGH ST., SUITE #3
LINCOLN, NE 68502
(402) 441-5790

SEWARD OFFICE
143 SOUTH 8TH ST.
SEWARD, NE 68434
(402) 643-6531

Survey of Prt. of Lot 30 I.T.

Section 18 T. 10 N. R. 5 E. of the 6th P.M.

Lancaster County, Nebraska

Date of Survey May 21, 1999 Job No. 10607

Ctr. Cor.

Sec. 18 (10-5)

3/4" iron pipe

N 89°21'45" E (Assumed)

2637.64'(M) 2637.70'(R)

E 1/4 Cor.

Sec. 18 (10-5)

1" Iron pin

985.87'(M)

N 00°01'42" E
2652.89'(M) 2652.61'(R)

TOTAL =
60.000 Ac.±

S 00°02'04" W
2650.34'(M)

S 00°00'00" W
2646.18'(R) 2646.04'(M)

Scale 1"=400'

Legend

- = Cor. Fnd. as shown
 - = Cor. Set 1" Pipe
 - (M) = Meas. Dist.
 - (P) = Plat. Dist.
 - (D) = Deed Dist.
 - (R) = Record Dist.
- D. Simonds 3-17-1999

S 1/4 Cor.

Sec. 18 (10-5)

2" Aluminum cap

S 89°12'52" W

2638.86'(M) 2639.38'(R)

SE Cor.

Sec. 18 (10-5)

1" Iron pin

Surveyor's Certificate

I, Jayme M. Malone, a Professional Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey was executed by me, on the date shown. Permanent monument corners as described in the survey drawing were placed at all missing or remonumented corners. Distances shown are measured in feet and decimals of a foot.

Signed this 1 day of May, 1999



6-1-1999

19 99

Nebraska L.S. 440
Iowa L.S. 11607
Kansas L.S. 1113

DHRGC

DIAMOND HEAD RANCH GOLF CLUB

Kathleen Sellman
Acting Planning Director
City of Lincoln
Planning Department
555 South 10th Street Room 213
Lincoln, NE 68508

April 30, 2001

MAY - 1 2001

RE: Application for Special Permit for a Recreational Facility on property generally located in the SE ¼ of Section 18, Township 10 North, Range 5 East of the 6th P.M. and in the NW ¼ of Section 19, Township 10 North, Range 5 East of the 6th P.M. Lancaster County, Nebraska

Dear Mrs. Sellman:

On behalf of Diamond Head Ranch Golf Club L.L.C. and property owners Donald H. Borgman and Jean M. Borgman, please find 16 copies of the following documents for review of the Application for Special Permit for a Recreational Facility:

1. Site Plan / Grading Plan
2. Hundred Year Flood Map

A Certificate of Ownership is also enclosed, as are copies of the following items. To-wit:

1. Letters from Department of the Army Corp of Engineers dated May 24, 1999 and November 17, 2000 authorizing certain fill work to be done on the subject property.
2. Wet Land Assessment dated February 22, 1999 done by HWS Consulting Group.
3. Report from Nebraska Health and Human Services dated June 3, 1999.
4. Memorandum from Blue Valley Drilling dated June 16, 1997.
5. Laboratory Reports for the irrigation and domestic wells dated September 2, 1998.
6. Boundary Sureys.
7. Permit C-33 from Department of Water Resources dated May 22, 2000.
8. Permits A-17823, A17824, A-17825, A-17826, and A-17827 from Department of Natural Resources dated March 16, 2001.

The proposal is for an 18-hole championship golf course, driving range (not lighted), clubhouse with restaurant, parking lot and maintenance facility. Access to the clubhouse will be off of NW 140th Street and access to the maintenance facility will be off of W Holdrege Street. Total parking for the clubhouse will be 277 stalls including 8 handicapped.

There are a total of two wells that currently exist on the site. One of the wells will be for irrigation (registration No. G-101882) which DHRGC is authorized to pump up to 45 million gallons (maximum requirement). The second well is for domestic purposes, which generates approximately twelve gallons per minute. A second domestic well will be drilled, which will generate approximately twelve gallons per minute.

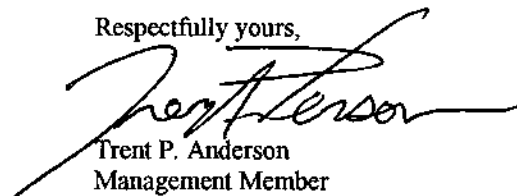
The total amount of acreage for the two tracts is approximately 214 acres.

There is also a proposal for a golf cart tunnel that would go under W Holdrege Street as shown on the Site Plan to connect the two parcels. Michael Rierden has had contact Larry Worrel in the County Engineers office concerning this proposal.

There is no request for a change of zone or housing development under this particular proposal.

Please contact myself or Michael Rierden if you or your staff have any questions or additional information.

Respectfully yours,



Trent P. Anderson
Management Member
Diamond Head Ranch Golf Club, LLC